



Heathside Lane
Goldenhill, ST6 5QS

- GROUND FLOOR APARTMENT
- WITHIN A POPULAR LOCATION
- OPEN PLAN LOUNGE/KITCHEN
- DOUBLE BEDROOM, BATHROOM
- FURTHER POTENTIAL
- UPVC D/G ELECTRICAL HEATING
- NO CHAIN, CASH BUYERS ONLY
- CONVENIENT LOCATION TO ROAD LINKS

£52,000





Property Description

INTRO

Shaw's & Co are pleased to offer an ideal first time buy a ground floor apartment with further potential, cash buyers only due to the mining report. Available with NO CHAIN and comprises an open plan lounge/kitchen, inner hall, double bedroom, a bathroom. A driveway to the frontage. UPVC double glazing and electrical heating. The property is located within a popular convenient location with access to all amenities and road/rail links and easy access to the A500. We are informed that the property sale is subject to a Probate application which has been applied for in August 2023. A grant of Probate is awaited for. Viewing by appointment

DIRECTIONS

Please follow Sat Nav for post code for ST6 5QS and the property can be found on the left hand side as identified by our for sale sign.

ENTRANCE PORCH

UPVC entrance door and panels.



OPEN PLAN LOUNGE/KITCHEN

15' 9" x 12' 5" (4.8m x 3.78m)

A fitted kitchen area, single drainer sink, tiled floor, lounge area, bow window to the front. Electric heater.

INNER HALL

Store cupboard off.

BEDROOM

12' x 9' 5" (3.66m x 2.87m)

Window to the rear, electric heater. Fitted wardrobes.

BATHROOM

Comprising a fitted bath, low level W.C, wash hand basin, splash back tiling. Tiled floor.

EXTERNALLY

A gravel border to the front and side of the driveway.

NOTES

We understand from the Land Registry the Tenure to be Leasehold with a ground rent payable PA of £150.00.

Term: 99 years from 31 March 1994.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement and the floor plan is an illustration only as a guide. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems, appliances shown have not been tested and no guarantee, as to their operation or efficiency can be given. Made with Visual Builder

internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Stoke on Trent City Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 71C Potential: 78C





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements